Registered No. HSE–49/2012-2014. **[Price : ₹ 0-50 Paise.**





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THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 557] **HYDERABAD, THURSDAY, OCTOBER 11, 2012.**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM INDUSTRIAL USE TO COMMERCIAL USE IN KAPPARADA (V) AND KANCHARAPALEM (V), VISAKHAPATNAM DISTRICT..

[Memo. No. 78/H_2/2011, Municipal Administration & Urban Development, 3rd October, 2012.]

The following draft variation to the land use envisaged in the Master Plan of Visakhaptnam which was sanctioned in G.O.Ms.No. 345 M.A. & U.D. (H_2) Department, dated: 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Town Survey No. 32/3 of Kapparada (V) and 9/1, 9/1A of Kancharapalem (V), Visakhapatnam (M), Visakhapatnam District to an extent of 4615.97 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Industrial use in the Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No. 345 M.A. & U.D. (H_2) Department, dated: 30-06-2006 is now proposed to be designated for Commercial use, as the surrounding area is developed with commercial activity, as shown in Map No. 02/2012, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. that the applicant shall surrender the required land for road widening on free of cost to the GVMC through Registered Gift Deed.
2. that the applicant shall obtain approval of building plans for construction from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
3. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must me ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. that the change of land use shall not be used as the proof of any title of the land.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. the applicant shall take all steps to preserve and protect the environmentally sensitive areas.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : NH-5 Road.

EAST : Vacant land in S.No. 9/1 of Kancharapalem.

SOUTH : Existing building bearing D.No. 46-32-1 of Sri P. Ratnakar and Part vacant land in S.No. 9/1 of Kancharapalem.

WEST : Existing building bearing D.No. 36-91-122, 36-91-120 and 36-91-118 in S.No. 9/1 of Kancharapalem.

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM PARTLY INDUSTRIAL USE AND PARTLY PUBLIC AND SEMI-PUBLIC USE TO RESIDENTIAL USE IN RESAPUVANIPALEM (V), VISAKHAPATNAM URBAN (M), VISAKHAPATNAM DISTRICT..

[Memo. No. 19505/H_2/2012, Municipal Administration & Urban Development, 3rd October, 2012.]

The following draft variation to the land use envisaged in the Master Plan of Visakhaptnam which was sanctioned in G.O.Ms.No. 345 M.A. & U.D. (H_2) Department, dated: 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said Section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in T.S. No. 50/2 of Resapuvanipalem (V), Visakhapatnam Urban (M), Visakhapatnam District to an extent of 16740.94 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Partly Industrial, Partly Public and Semi Public Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G.O.Ms.No. 345 M.A. & U.D. (H_2) Department, dated: 30-06-2006 is now proposed to be designated for Residential land use, as the surrounding of the proposed site are predominantly developed with residential buildings, as shown in Map No. 03/2012, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. that the applicant sahll pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. the applicant shall surrender the required land if any for road widening on free of cost to the concerned authority.
3. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must me ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH	:	Infant Jesus Church and Residential Buildings.
EAST	:	30 feet wide road and Residential Appartments.
SOUTH	:	30 feet wide existing road proposed 40 feet as per T.P.No. 54/69.
WEST	:	Rythu Bazar and 40 feet wide access to existing 80 feet road (Proposed 100 feet wide).

B. SAM BOB,
Principal Secretary to Government.

Printed and Published by the Commissioner of Printing, Govt. of Andhra Pradesh, at Govt. Central Press, Chanchalguda, Hyderabad.